

## Route 28 Station – South Study Meeting Notes

Working Group Meeting #29  
Coates ES cafeteria @ 7 PM, Thursday 09-19-13

### **Administrative Items:**

- Chairman Jeff Fairfield opens the meeting with approval of the previous meeting's summary (06-27-13) as submitted. See the following link for the final meeting summary: [http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/28\\_wg\\_meeting\\_summary\\_06\\_27\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/28_wg_meeting_summary_06_27_13.pdf)

**Work Group Letter to PC:** Work Group (WG) members John Ulfelder and Greg Riegle brief the group on the draft WG recommendation letter to the Planning Commission. John and Greg discuss several minor changes to the letter they suggest the group consider. See the following link for this draft letter:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/wg\\_letter\\_to\\_pc\\_09\\_19\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/wg_letter_to_pc_09_19_13.pdf)

- WG member Kevin East suggests an addition to the last bullet of the letter regarding bridge over the DAAR. This addition would read something along the lines of, "...as long as land is reserved for the bridge's landing within Land Unit A."
  - WG members Bob Lawrence, Mike Romeo, Jeff Fairfield and Kevin East discuss this last bullet about the bridge.
  - John indicates he will edit this bullet based on the discussion.
- Jeff notes that as draft Plan text is reviewed during the evening, there may be differences of opinion with staff which should be reflected in the letter.

**VDOT Comment Letter:** Mike Garcia, Fairfax County Department of Transportation (FCDOT), briefly explains the VDOT comment letter dated September 16, 2013. He says FCDOT will respond to VDOT's comments via letter. He notes that many of VDOT's comments are more typical for the level of review in a rezoning application. See the following link for the letter:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dulles\\_corridor\\_study\\_vdot\\_findings\\_09\\_16\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dulles_corridor_study_vdot_findings_09_16_13.pdf)

- Jeff asks if FCDOT's response to VDOT comments will result in more formal requests or comments from VDOT.
  - Mike indicates that is not a part of the process.
- John mentions that VDOT's letter doesn't mean that the County has to stop moving forward with consideration of the Plan amendment.
  - Mike confirms that this is the case, but that the County wants to resolve as many issues with VDOT as possible.

**Grid Analysis:** Mike Garcia presents FCDOT's key findings of the grid analysis. See the following link for the presentation:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/fcdot\\_28\\_wg\\_ppt\\_grid\\_analysis.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/fcdot_28_wg_ppt_grid_analysis.pdf)

- WG member Sarah Newman asks about a new Level of Service (LOS) "F" occurring at the intersection of Frying Pan Road/River Birch extension.
  - Mike responds that the LOS F has just moved from the intersection of Frying Pan Road/Sunrise Valley Drive to this new intersection.

- Sarah points out that we also will have several LOS F intersections along Centreville Road.
- Mike presents FCDOT's recommendations to adopt the conceptual network of streets which is shown on page two of the presentation. This grid includes some slight changes to previous maps of the grid.
- Jeff asks if the group is accepting of Mike's analysis and recommendations. There is general acceptance by the group.

**Draft Plan Text:** Jeff leads the group in a discussion of several Staff Alternatives to the draft Plan text dated 07-01-13. These Staff Alternatives are linked below. See the following link for draft Plan text:

[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_07\\_1\\_13.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_07_1_13.pdf)

#### Discussion:

- **Affordable and Workforce Housing Staff Alternative:**  
[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_07\\_1\\_13\\_afford\\_wf\\_housing\\_staff\\_alt.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_07_1_13_afford_wf_housing_staff_alt.pdf)
  - Clara mentions that Staff is proposing a non-residential contribution to affordable and workforce housing of \$3/gross square foot of development. This is similar to the requirement for Tysons and is similar to what staff is proposing for the three Reston Transit Station Areas.
    - John motions to keep the \$2 contribution and is seconded by Bob.
      - The motion is approved unanimously.
- **Stormwater Management Staff Alternative:**  
[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_07\\_1\\_13\\_stormwater\\_staff\\_alt.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_07_1_13_stormwater_staff_alt.pdf)
  - Clara explains Staff's alternative. It establishes expectations about stormwater management measures while allowing flexibility for other options.
    - Jeff suggests this alternative is becoming more flexible. He suggests another change replacing (at the top of the second page) "should be followed" with "may be appropriate".
    - Mike Romeo motions to reaffirm the WG's prior text, seconded by Bob.
      - There are several comments about what Staff's intent is with the alternative. Mike and Bob think the Public Facilities Manual and State regulations are sufficient.
      - All present vote aye, with Sarah voting nay.
- **Transportation Staff Alternative:**  
[http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft\\_plan\\_text\\_07\\_1\\_13\\_transportation\\_staff\\_alt.pdf](http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/draft_plan_text_07_1_13_transportation_staff_alt.pdf)
- **Network Level of Service section:** Mike explains the proposed changes to this section.
  - Jeff clarifies that this guidance is new for areas outside of Tysons. Staff indicates that this is Tysons' policy (an overall LOS E goal) and other mixed use activity centers throughout the County are also moving in this direction.
  - John motions to approve pages 1-3 of the alternative and is seconded.
    - The motion is approved unanimously.
- **Road Transportation Improvements section:** Mike describes the proposed changes.

- John motions to accept the changes on page 4-6, with minor changes noted by Staff.
    - The motion is approved unanimously.
- **Bike Facilities section:** Mike briefly describes what the Bicycle map entails.
  - Sarah asks if the shared use path on the north side of the DAAR provides a crossing over the DAAR.
    - Staff replies that this shared use path terminates without crossing the DAAR. It is noted that the Metro pedestrian bridge will provide a new crossing.
    - There is unanimous consent to adding the map as shown.
- **Transportation Demand Management section:** Mike briefly describes the proposed changes.
  - Sarah asks how successful have developments been at achieving TDM goals throughout the County.
    - Sterling Wheeler, DPZ, points out that TDM goals are off of the ITE rates, which are a national rate. The County automatically attains lower trip rates than ITE, not even counting TDM practices.
  - Jeff moves to accept the changes on page 8, but with John's minor change noted by Staff and is seconded.
    - The motion is approved unanimously.
- **Parking Management:** Clara explains that FCDOT staff is willing to strike the table shown on page 9, along with its accompanying note. But we would want to add more text to the paragraph before the table in order to further explain the goals and intent of this section.
  - Bob moves to reaffirm the WG's prior text (which means deleting the table and its note) and is seconded.
    - John asks if we should alter the motion to also "beef up" the first paragraph.
      - No one offers to alter the motion.
    - Bob's motion is approved by all present, with WG member Kevin East voting nay.

**Next Meeting Date:**

- 10-02-13 (Wednesday) @ 7 PM, Coates ES library.